

Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Phil Kammerer, Chair
Belinda Bittner, Vice Chair
Pam Allen, Councilmember
Rob Brunham, Councilmember
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

MAC AGENDA

**Tuesday, June 9, 2020
6:00 P.M.**

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings. In lieu of a public gathering, the Bethel Island MAC meeting will be accessible via conference call to all members of the public as permitted by the Governor's Executive Order N29-20.

Board meetings can be accessed live online or by telephone.

Access the meeting live ONLINE at -

<https://zoom.us/j/91999948199?pwd=WFhJL0dHQ0JWbnFBTjUxMHdOVWFhdz09>

**Access the meeting by TELEPHONE at (888) 278-0254
Followed by the ACCESS CODE 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2721?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at Lea.Castleberry@bos.cccounty.us

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

Bethel Island Municipal Advisory Council



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Contact: Lea Castleberry
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1. **Call to Order/Roll Call/Pledge of Allegiance**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.

4. **Agency Reports**

- a. East Contra Costa Fire Protection District
- b. Office of the Sheriff
- c. California Highway Patrol
- d. Contra Costa County Code Enforcement Department
- e. Office of Supervisor Diane Burgis

5. **Consent Items**

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Record of Actions—May 12, 2020

6. **Presentations**

- a. Update on COVID -19 for Contra Costa County (Lea Castleberry, Office of Supervisor Diane Burgis)

7. **Items for Discussion and/or Action**

- a. Community Projects for Downtown area with Mitigation Funds

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8. Committee Reports/Member Reports

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

9. Correspondence/Announcements

- a. R-05/07/20 Contra Costa County Planning Commission Agenda for May 13, 2020
- b. R-05/13/20 Contra Costa County Zoning Administrator Agenda for May 18, 2020
- c. R-05/22/20 Contra Costa County Planning Commission Agenda for May 27, 2020
- d. R-05/28/20 Contra Costa County Zoning Administrator Agenda for June 1, 2020
- e. R-06/02/20 Contra Costa County Planning Commission Cancellation Notice for June 10, 2020

10. Future Agenda Items

11. Adjourn

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Phil Kammerer, Chair

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Contact: Lea Castleberry
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Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Draft Record of Actions

6:00 p.m.

May 12, 2020

MEMBERS PRESENT: Chair Phil Kammerer, Vice Chair Bittner, Councilmember Allen (late), and Councilmember Whitlock

MEMBERS ABSENT: Councilmember Brunham

PRESENTATION OF COLORS: Led by Chair Kammerer

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Vice Chair Bittner. Second made by Councilmember Whitlock. Motion Carried 3-0. AYES: Bittner, Kammerer and Whitlock

PUBLIC COMMENT:

Jack Hannah – Displeasure that the Board did not have more community outreach on the Delta Coves gated community application.

AGENCY REPORTS:

- a. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of April; Weed abatement enforcement will be in June. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities.
- b. **Office of the Sheriff:** Tony Fontenot, Crime Prevention Specialist provided the activity report for the month of April.
- c. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of April.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on the Census 2020.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for March 10, 2020:** Motion to approve the draft record of actions as presented made by Vice Chair Bittner. Second made by Councilmember Whitlock. Motion carried: 3-0. AYES: Bittner, Kammerer and Whitlock.

PRESENTATIONS

- a. **Update on Covid-19:** Lea Castleberry, Office of Supervisor Diane Burgis discussed the revised Order through May 31, 2020 that allows certain businesses and activities to resume; Contra Costa County case count and new dashboard; free, drive-thru testing sites; graduation guidelines; resources for economic and local business relief; using cchealth.org as a community reference; and the Coronavirus Call Center information.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Choose TENTATIVE date for Bethel Island Community Clean-Up Day:** Motion for Saturday, September 12, 2020 made by Councilmember Mark Whitlock. Second made by Councilmember Pam Allen. Motion carried: 4-0. AYES: Allen, Bittner, Kammerer and Whitlock.
- b. **Community Projects for Downtown area with Mitigation Funds:** No update – standing item.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** Property on Gateway Road with 250-300 roosters has almost all been abated. Member of the public noted the roosters have been moved to Taylor Road and will get the address to the County.
- b. **Bethel Island Chamber of Commerce:** The Chamber President, Andy Rowland hosted the “Essential Worker Parade” for the Post Office, and producing the “Business of the Week”.
- c. **Bethel Island Municipal Improvement District:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** Mark Whitlock is working on the archway and let him know if you're missing a tile.
- f. **San Joaquin Yacht Club:** Yacht Club is closed due to Covid-19.
- g. **Ad Hoc Fire Safety Committee:** No Report.
- h. **Scout Hall:** Scout Hall continues to lose reservations due to Covid-19 which is the base income for the facility. The Hall has applied for SBA loan/grant and received \$2,000. Delta Coves is donating \$1,000. June 4, 2020 Scout Hall will be hosting a Spaghetti Feed drive-thru fundraiser.
- i. **Citizens' Fire Committee:** No Report.
- j. **Heart Safe Communities Program:** No Report.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-04/27/20 Contra Costa County Zoning Administrator Cancellation Notice for May 4, 2020

FUTURE AGENDA ITEMS

ADJOURMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 6:51pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on June 9, 2020 at 6:00p.m. and location to be determined due to Covid-19.

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 13, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

RECEIVED

MAY 7 2020

BY: _____

*To slow the spread of COVID-19, the Health Officer's Shelter Order of April 29, 2020, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.
Commission meetings can be seen live online at:*

http://contra-costa.granicus.com/ViewPublisher.php?view_id=14

Persons who wish to address the Commission during public comment or with respect to an item that is on the agenda may submit public comments before or during the meeting by email or voicemail as described below:

- 1) Via email to planninghearing@dcd.cccounty.us. Email must list agenda number in subject line.
- 2) Via voicemail at 925-674-7792. The caller must start the message by stating "public comments – not on the agenda" or "public comments – agenda item #", followed by the caller's name, followed by the caller's comments.

CHAIR:	Rand Swenson
VICE-CHAIR:	Kevin Van Buskirk
COMMISSIONERS:	Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. APPROVAL OF VESTING TENTATIVE MAP EXTENSION
- 2a. MOHAMMAD AHMADIEH (APPLICANT & OWNER): COUNTY FILE #SD06-9100: This is a request for a 3-year extension of the vesting tentative map approval for the "Village at Pacheco" subdivision for 32 townhome units, Subdivision #SD06-9100 and Final Development Plan #DP06-3014. The project site is located at 3838 and 3845 Pacheco Boulevard in the unincorporated Martinez area. (Zoning: (M-29) Multiple-Family Residential District) (APNs: 380-220-010 and 382-220-044) GK Staff Report
3. ACCEPT REPORT ON SENATE BILL ("SB") 743
- 3a. ACCEPT report on Senate Bill ("SB") 743 (Steinberg, 2013) regarding Vehicle Miles Traveled ("VMT") as the metric for evaluating transportation impacts of proposed projects under the California Environmental Quality Act. JS Staff Report
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, MAY 27, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission.

Due to the Health Officer's Shelter Order, all offices of the Department of Conservation and Development are closed to the public. Please call 925-674-7792 to make arrangements to obtain information or materials related to a meeting of the County Planning Commission.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, MAY 18, 2020

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

MAY 13 2020

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 31, 2020, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N29-20.

Members of the public can listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:

https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

In lieu of making public comments at the meeting, members of the public may submit public comments before or during the meeting one of two ways:

1) Via email to planninghearing@ded.cccounty.us. Email must list agenda number in subject line.

2) Via voicemail at (925) 674-7789. The caller must start the message by stating "public comments – not on the agenda" or "public comments – agenda item #", followed by their name and place of residence, followed by their comments.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

1. PUBLIC COMMENTS:
2. PUBLIC HEARING: LAND USE PERMIT:
- 2a. CROWN CASTLE (Applicant), ROBERT AND CHELSEA BONAVIDO (Owners), County File #LP20-2001. The applicant requests approval of a land use permit to allow the renewal of expired Land Use Permit #LP96-2036 for the continued operation of an existing telecommunications facility currently in use by T-Mobile, with no proposed modifications. The project is located at 2303 Camino Tassajara in the unincorporated San Ramon area. (Zoning: Exclusive Agriculture, A-80) (Assessor's Parcel Number: 205-050-010) SS Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JUNE 1, 2020.

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 27, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

RECEIVED

MAY 22 2020

BY: _____

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Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT http://contra-costa.granicus.com/ViewPublisher.php?view_id=14.

ACCESS THE MEETING BY TELEPHONE AT (888) 251-2949 FOLLOWED BY ACCESS CODE 9612966##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

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****** 6:30 P.M.******

1. PUBLIC COMMENTS:
2. PUBLIC HEARING: GENERAL PLAN:
- 2a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUISH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #GP18-0002. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require approval of General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS). The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

3. PUBLIC HEARING: REZONING:

- 3a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #RZ18-3245. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to a new Planned Unit District (P-1), including a variance from the 5-acre minimum lot size requirement of the Planned Unit District (P-1) to allow the rezoning of the subject 2.4-acre property. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

4. PUBLIC HEARING: MINOR SUBDIVISION:

- 4a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners)- County File #MS18-0010. The project applicant proposes to build a 284-unit six-story podium apartment community. The project will require a minor subdivision to merge the five parcels into one parcel, including a variance to allow a public road setback along Del Hombre Lane that varies from 4 to 9 feet where 10 feet is required and an exception from Title 9 offsite collect and convey diversion requirements. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

5. PUBLIC HEARING: DEVELOPMENT PLAN:

- 5a. THE HANOVER COMPANY (Applicant) - CHARLES & JUDITH DUNCAN, CHRISTINA & HAIGOUSH HEIDI KOHLER, TIM & TOSHIKO MCKEEN, 3000 DEL HOMBRE HOLDINGS LLC, RECO INVESTORS, LLC (Owners). County File #DP18-3031: The project applicant proposes to build a 284-unit six-story podium apartment community and will require a Final Development Plan for the project, including the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and work within the drip line of approximately 27 additional trees, and grading of approximately 29,000 cubic yards. The project includes 12 units affordable to very low-income households, a 20 percent density bonus, the requested concession to allow 24 units be affordable to moderate-income households as opposed to low-income households, and the requested reduction in development standard to allow a driveway aisle width of 24 feet. The project site is located at 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane, unincorporated Walnut Creek area of Contra Costa County. [Zoning: Single Family Residential (R-15) and Planned Unit District (P-1)] (APNs: 148-170-037, 148-170-001, 148-170-022, 148-170-041, 148-170-042). JC Staff Report

6. STAFF REPORT:

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 10, 2020.

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RECEIVED

MAY 28 2020

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JUNE 1, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://zoom.us/j/92997648238>.

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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1. PUBLIC COMMENTS:
2. DEVELOPMENT PLAN: PUBLIC HEARING:
- 2a. UNIVERSAL REI LLC (Applicant/Owner), County File #DP16-3009: The applicant requests approval of a Development Plan to construct a 14,124-square-foot 16-unit apartment building, and install associated improvements (e.g. pavement, utilities, stormwater conveyance) on a vacant property. The project includes approximately 3,796-cubic yards of grading (3,806 fill and 7 cut). A Tree Permit for the removal of nine code protected trees would also be included. The project includes the following variance requests:
 - A 33 foot building height (where 30 feet is the maximum allowed)
 - A reduced 3-foot 11 inch side yard setback (where twenty feet minimum is required) for parking spaces.

- A reduced 10-foot front yard setback (where 25 feet minimum is required) for parking spaces.
- Reduced twenty percent of open area (where 25 percent minimum is required).
- Reduced parking stall size to allow 9-foot by 17.5-foot and 7.5-foot by 14.5-foot parking stalls, where 9-foot by 19-foot is required.

The project is located on Windhover Way, approximately 125 feet north of the Pacheco Boulevard intersection in the Pacheco/Vine Hill area. (Zoning: M-29 Multiple Family Residential) (Parcel Number: 380-220-066) Exempt from CEQA under Public Resources Code section 21159.25 JL Staff Report

2b. **SIKH SOCIETY OF CENTRAL CONTRA COSTA COUNTY** (Applicant & Owner), County File #DP11-3013: The applicant requests approval of a Development Plan to allow the construction of an 8,000 square-foot Sikh Temple, a 1,400 square foot storage building, and associated parking and access improvements. The project also includes a request for approval of an exception to allow a drainage diversion to Drainage Area 48B, and approval of a tree permit to allow the removal of two code-protected Siberian Elm trees. The subject property is located at 778 Port Chicago Highway, in the Bay Point Area (Zoning: P-1) (APN: 098-030-032) For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project. AV Staff Report

2c. **OWEN POOLE** (Applicant) and **SDC DELTA COVES LLC** (Owner), County File #DP18-3026: This is an application for a modification to the Delta Coves final development plan to allow the construction of improvements to Bethel Island Road in the area between Riverview Plaza and Gateway Road. Proposed improvements to Bethel Island Road will include a two-inch pavement overlay of the existing street, replacement of non-ADA compliant curb ramps, removal and replacement of damaged curb gutter and sidewalk, new concrete sidewalk, a pedestrian refuge island, street striping, new streetlights in public right-of-way, street trees on private property, and installation of stop signs at the intersection of Bethel Island Road and Sandy Lane. The applicant has also requested an exception from the Collect and Convey requirements found in Division 914 of the County Ordinance code. The subject property is the portion of Bethel Island Road between Riverview Plaza and Gateway Road in the Bethel Island area. (Zoning: Planned Unit District (P-1)) (APN: 031-021-017) CEQA Status: Categorically Exempt. MM Staff Report

3. **LAND USE PERMIT: PUBLIC HEARING:**

3a. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2026: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including three antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d) JL Staff Report

3b. **CROWN CASTLE** (Applicant) - **WIEDEMANN RANCH INC** (Owner), County File #LP19-2027: The applicant requests a Land Use Permit, to establish a Telecommunication Site on an existing tower, including seven antennas and ancillary equipment. The project site is located at 2305 Norris Canyon Road in the unincorporated area of San Ramon. (Zoning: A-4 Agricultural Preserve District) (Parcel Number: 211-230-015) Exempt under CEQA Guidelines, Section 15303(d). JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WILL BE HELD ON MONDAY, JUNE 15, 2020.

~CANCELLED~

RECEIVED

JUN 2 2020

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JUNE 10, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 9:30 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:00 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JUNE 24, 2020.